



To Let

Retail Premises

30 Windsor Terrace
Grangetown
Sunderland
SR2 9QF

- Suburban retail/office premises
- Main road location
- Arranged over ground floor only
- Sales shop 307 ft² (28.52 m²)
- Secure yard to rear with 1 parking space
- **100% Business Rates exemption subject to status***

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Windsor Terrace is a suburban shopping parade serving a residential area and has frontage to Ryhope Road (A1018) which is a busy arterial route leading in and out of Sunderland City Centre. The parade is mainly represented by local traders however a small number of national retailers are represented including William Hill (adjacent) and Machine Mart.

Description

The premises are arranged over ground floor only comprising compact sales shop/office with WC to the rear. There is a self-contained flat on the first floor which is self-contained and is not included. To the rear of the property is a large, shared yard with electric security shutter and 1 car parking space will be allocated with the shop.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Max		
	Internal	13'2"	4.01
	Width		
Max	Depth	24'9"	7.54
	Sales Area		
		307	28.52
WC			
Externally			
Secure shared yard with 1 parking space to rear			

Tenure

A new Lease is available at a commencing annual rental of **£6,000 (£500 pcm)** for a term of years to be agreed (minimum 3 years) on an effective T.INT and insuring basis subject to 3 yearly Rent Reviews

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

The rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£3,200**. The Uniform Business Rate for the Rates Year 2023/2024 is 49.9p If necessary, a written request should be made to the Local Authority for confirmation.

***Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4177

EPC

Energy Rating 78/D